

**PLANNING COMMISSION
REGULAR MEETING OCTOBER 3, 2016**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Clark
Doyle Anderson
Dave Sletner, Alternate - absent
Sally Brouillet, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Carl Herb, Burgess Liaison
Public - 1

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the September 12, 2016 Regular Meeting Minutes.

VOTED: Unanimous on a motion by Robert Clark and seconded by Harry Jancis to **APPROVE** the September 12, 2016 Regular Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding request to the Naugatuck Planning Commission to recommend to the Board of Mayor and Burgesses to accept and release the bond for Wisteria Drive (from Rollingwood Drive north to turn around), Rollingwood Drive (entire length), Wintergreen Lane (entire length), Applicant: Morgan Development Corporation.

Ken Vozzo, Project Engineer for Apple Hill Estates, Morgan Development, 325 Morgan Lane, West Haven, CT. Ken explained that the roads are paved and the sidewalks, curbing and street trees are in. Wayne Zirolli took a tour of the roads and verified all of the work was done except for 3 driveway aprons that need to be installed. They are waiting for road as-builts and expect to have those soon. They would like to get the process started so they can hopefully accept the streets by the end of the year. Wayne was satisfied with the work and stated everything was done in pristine condition. He recommends the Planning Commission send a positive referral to the Board of Mayor and Burgesses.

VOTED: Unanimous on a motion by Robert Pease and seconded by Robert Clark that the Planning Commission send a **POSITIVE REFERRAL** to the Borough Board for the acceptance of Wisteria Drive (from Rollingwood Drive north to turn around), Rollingwood Drive (entire length) and Wintergreen Drive (entire length) subsequent to submittal of acceptable as-built drawings and completion of the Borough inspection and that the bond be released minus the normal retention.

- B. All new items require a 2/3 vote.

Susan explained to the commission that they have next year's meetings schedule. It needs to be returned to the Borough Clerk by December 1, 2016. Three dates have been moved to the second Monday of the month due to holidays which is indicated by the bolded dates. The commission does not need to vote on the schedule. If there are no issues with the dates, it will be submitted to the Borough Clerk. All of the commissioners agreed that the schedule looked good.

Harry Jancis explained that he attended three Land Use seminars and highly recommends them. He learned a lot from them. He also stated that some of the seminars have a fee associated with them and was wondering if the Borough would reimburse them the fee. Susan noted that we do not have the money in our current budget but she will see if the town can cover the cost.

5. OLD BUSINESS

- A. Commission discussion/decision regarding referral from the Zoning Commission for proposed auto sales and repair shop at 49 Raytkwich Road, Applicant: A Better Way Auto

Attorney Kevin McSherry, 38 Fairview Lane, Naugatuck, CT for A Better Way Auto. Attorney McSherry explained that at the last meeting they decided to wait for an opinion from Attorney Fitzpatrick regarding treatment of the area as an I-2 zone which he believes that the commission has received. He stated that the July and August 2015 minutes talked about A Better Way Auto buying the building on 49 Raytkwich Road for the sales and operation for the car dealership. The parking lot and the building on lots 18 & 30 Raytkwich would be for part of the operation but would be primarily for the storage of the cars. The building will be smaller on these lots now from last year's plans. The minutes were also explicit on what will be done at 18 & 30 Raytkwich Road with the exception of auto repair. That will be done at the 49 Raytkwich Road building. Susan Goggin stated that she emailed the commissioners Attorney Fitzpatrick's response. Harry questioned the difference between a wholesale and retail car dealership. Attorney McSherry explained A Better Way buys all of their cars wholesale at auctions. They can then turn around and sell their cars retail for wholesale prices. He stated that they have a large internet presence. Their inventory is on line which is where people shop for their cars.

VOTED: Unanimous on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for the proposed wholesale auto sales and repair shop on 49 Raytkwich Road.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Robert Clark to **ADJOURN** the meeting at 6:20 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr